



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

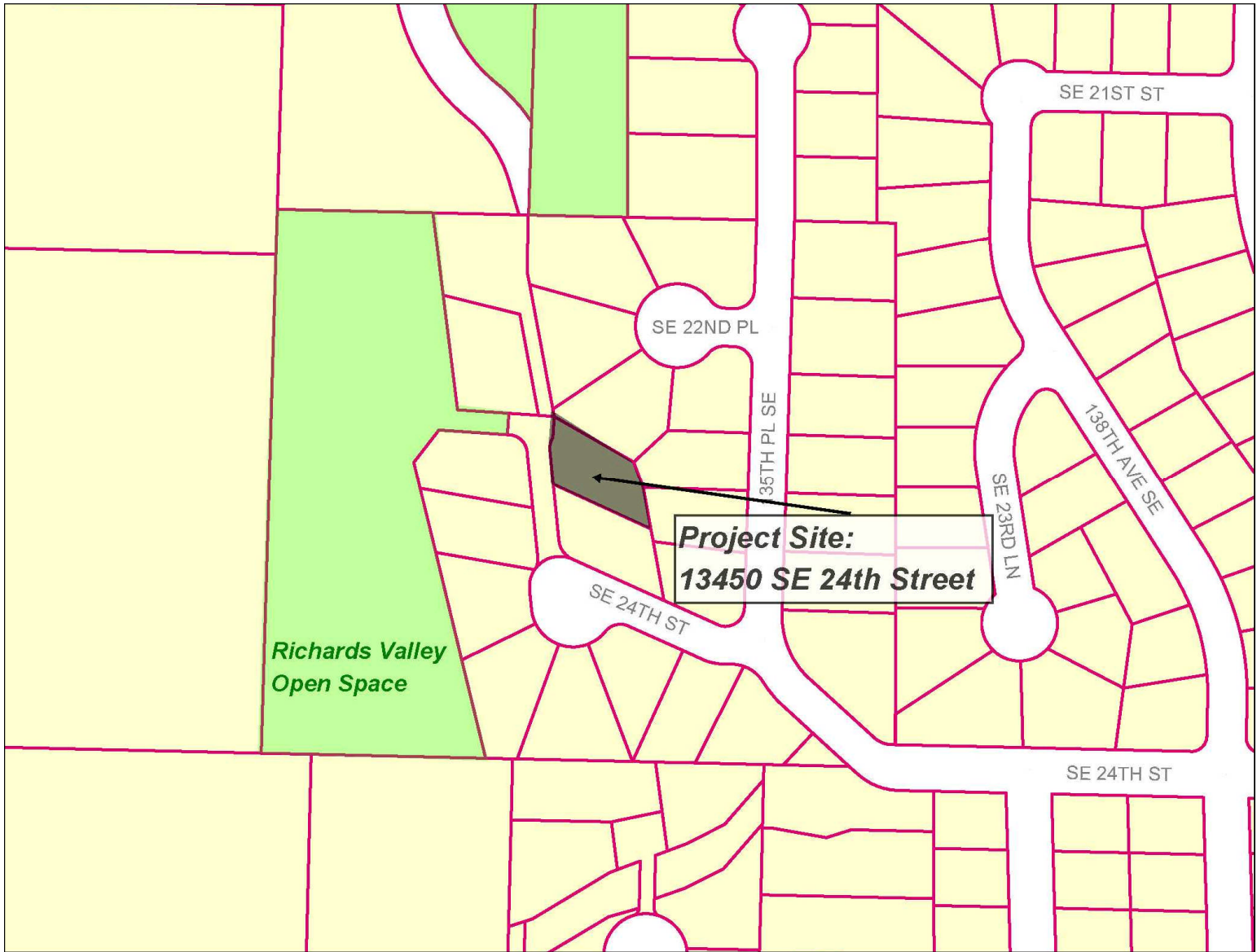
File No. 12-111166-GH
Project Name/Address: Lai Tree Removal
13450 SE 24th Street
Planner: Reilly Pittman
Phone Number: 425-452-4350

Minimum Comment Period: May 10, 2012

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☒ Plans
- ☐ Other:

Lai Tree Removal
File Number: 12-111166-GH



revised

City of Bellevue Submittal Requirements	APR 11 2012	27
<p align="center">ENVIRONMENTAL CHECKLIST</p> <p align="right">10/9/2009</p>		
<p><i>Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service). ...</i></p>		
<p>INTRODUCTION</p> <p>Purpose of the Checklist:</p> <p>The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.</p> <p>Instructions for Applicants:</p> <p>This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.</p> <p>Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.</p> <p>The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.</p> <p>Use of a Checklist for Nonproject Proposals: <i>A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.</i></p> <p>For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.</p> <p>For nonproject actions, the references in the checklist to the words <i>project</i>, <i>applicant</i>, and <i>property</i> or <i>site</i> should be read as <i>proposal</i>, <i>proposer</i>, and <i>affected geographic area</i>, respectively.</p> <p>Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.</p>		

BACKGROUND INFORMATION

Property Owner: Heng-Yi Lai

Proponent:

Contact Person: Yi-Chun Lai

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 13450 SE 24th St, Bellevue WA 98005

Phone: 425-443-4883

Proposal Title:

Proposal Location: 13450

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Hazardous tree removal
2. Acreage of site: 10,194 ft²
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): ~ 4 cubic yards
8. Proposed land use: N/A
9. Design features, including building height, number of stories and proposed exterior materials: NA
10. Other: will have retaining wall to replace removed trees.
A retaining wall will require separate permit applications. This review is only for the unpermitted tree cutting.

Estimated date of completion of the proposal or timing of phasing:

Remove hazardous trees ASAP, construct needed retaining walls before fall (Sept. 2012).

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

We plan to build 4" retaining wall to prevent erosion.

Retaining walls will require separate permits.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

A retaining wall proposal will require a Critical Areas Land Use Permit which is separate from this review.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☒ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☐ Flat ☐ Rolling ☒ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
- b. What is the steepest slope on the site (approximate percent slope)? Do not know
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
Do not know
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source

of fill.

only construct needed retaining wall to replace
hazardous trees **Tree restoration only.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Build retaining wall if needed
Requires separate permit

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Tree replanting should not generate emissions

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

No

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Do not know

No floodplain impacts proposed

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

?

N/A

(2) Could waste materials enter ground or surface waters? If so, generally describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

N/A

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation (ground cover)

b. What kind and amount of vegetation will be removed or altered?

1 maple tree

3 trees were already removed without permit approval, 1 additional tree is proposed for removal as a hazard.

c. List threatened or endangered species known to be on or near the site.

Do not know

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

ground cover,

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☒ Mammals: deer, bear, elk, beaver, other: squirrels only

☐ Fish: bass, salmon, trout, herring, shellfish, other:

b. List any threatened or endangered species known to be on or near the site. *Do not know*

c. Is the site part of a migration route? If so, explain. *Do not know*

d. Proposed measures to preserve or enhance wildlife, if any:

Restoring vegetation to the slope area.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Increase the potential use of solar energy

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

(1) Describe special emergency services that might be required.

No

(2) Proposed measures to reduce or control environmental health hazards, if any.

N/A

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

No

(2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

chain saw noise, 10 AM - 5 PM.

Noise regulated by BCC 9.18

RP

(3) Proposed measures to reduce or control noise impacts, if any:

Perform work at business hours

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Residential
- b. Has the site been used for agriculture? If so, describe. No
- c. Describe any structures on the site. one garage.
one single family house, with deck.
- d. Will any structures be demolished? If so, what? No
- e. What is the current zoning classification of the site? Residential
- f. What is the current comprehensive plan designation of the site? Residential
- g. If applicable, what is the current shoreline master program designation of the site? N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. Do not know
- i. Approximately how many people would reside or work in the completed project? N/A
- j. Approximately how many people would the completed project displace? N/A
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Replanting
- i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *N/A*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *N/A*
- c. Proposed measures to reduce or control housing impacts, if any: *N/A*

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *N/A*
- b. What views in the immediate vicinity would be altered or obstructed? *N/A*
- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *N/A*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *N/A*

c. What existing off-site sources of light or glare may affect your proposal?

N/A

d. Proposed measures to reduce or control light or glare impacts, if any:

N/A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

No

c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

SE 24th ST, Bellevue.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, 1/4 mile

c. How many parking spaces would be completed project have? How many would the project eliminate?

N/A

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

N/A

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. *N/A*

g. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services

a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature..... *[Signature]*

Date Submitted..... *4/11/2012*

Received

APR 11 2012

Permit Processing

9/13/07



Tree Hazard Declaration

Department of Planning & Community Development

This form is required for the removal of hazardous trees within:

- Critical or Protected Areas as defined by Bellevue Land Use Code (LUC 20.25H), i.e. stream corridors, wetlands, steep slopes and floodplains.
- A Native Growth Protection Area (NGPA) or Native Growth Protection Easement (NGPE)
- A Retained Vegetation Area (RVA) (Including Significant Trees required to be retained on non-residential sites).

All the statements below must be checked and attested to by an International Society of Arboriculture CERTIFIED ARBORIST prior to the removal of any tree(s) in the areas listed above.

- ☒ The tree(s) proposed for removal have been certified as hazardous.
- ☒ The potential target(s) cannot be moved.
- ☒ Pruning, partial removal of parts of the tree(s) or other risk mitigation measures will not alleviate the hazard or are not feasible. (Explain what measures were considered and why they were not feasible.)
- ☒ A COPY OF A COMPLETED INTERNATIONAL SOCIETY OF ARBORICULTURE "TREE HAZARD EVALUATION FORM" OR AN EQUIVALENT TREE RISK ASSESSMENT MUST BE INCLUDED WITH THIS FORM. ONE TREE HAZARD EVALUATION OR ASSESSMENT MUST BE COMPLETED PER TREE.

Comments:

Arborist Contact Information:

Name(Print): E John Deutsch Arborist Certification #: #3994
Company: Certified Arborist Tree Care LLC
Phone #: 425 822 739 - 6730

Signature of Arborist:

Date:

E John Deutsch

Apr. 9/2012

PLEASE NOTE: If the City of Bellevue does not agree with the Tree Hazard Evaluation provided by your Certified Arborist, the City of Bellevue may contract with a third-party, consulting arborist to evaluate the relative risk of the tree(s), prior to taking action on the permit. The applicant may be responsible for the cost of the third-party evaluation.

Tree Risk Assessment / Hazard Evaluation**Certified Arborist Tree Care, LLC**

Name: Heng-Yi Lai

Location: 13450 SE 24th St, Bellevue, WA 98005

Phone: 425-443-4883

Inspection and report done by: John Deutsch

Date: April 5, 2012

Introduction: A site inspection of this property was conducted on April 4, 2012.

Five Big Leaf Maples have been previously felled, exact date: unknown.

Trees/stumps #3,4,5, and 6 were done recently. Tree/stump #2 was removed perhaps a year ago. One Big Leaf Maple (#1) remains. See details below.

Tree # 1 **Species** Big Leaf Maple **Tree location:** North of single family residence. See photos "C" and "D"**DBH (dia.)** 22, 9, 6 in. **# of trunks** 3 **Height** 80 ft. **Dripline** 15 ft. (radius)**Form:** ☐ minor asymmetry ☒ major asymmetry **Epicormic** ☐ Yes ☒ No**Crown class:** ☒ Dominant ☐ Co-dominant ☐ Intermediate ☐ Suppressed**Live crown ratio** 80 % **Age class** ☐ young ☒ mature ☐ over-mature**Pruning history** ☐ topped ☐ crown cleaned ☐ crown reduced ☐ crown raised ☒ none**Growth Obstructions** ☐ stakes ☐ wires ☐ signs ☐ cables ☐ curb/pavement ☐ guards ☒ none**Foliage density:** ☐ normal ☐ sparse **Leaf size:** ☐ normal ☐ small**Vigor class:** ☒ excellent ☐ average ☐ poor **Major pests/diseases** ☐ yes ☒ no ☐ minimal**Drip line:** 0 % paved **Exposure to wind:** ☐ single tree ☒ area prone to wind-throw**Soil problems:** ☐ drainage ☐ shallow ☐ compacted ☐ small volume ☐ incline/ slope ☒ none**Use under tree:** ☒ building ☐ parking ☐ traffic ☐ pedestrian ☒ recreation ☒ landscape☐ utility lines Can target be moved? Yes ☒ No Can use be restricted? Yes ☒ No**Occupancy?** ☐ occasional use ☐ intermittent use ☐ frequent use ☒ constant use**ROOT DEFECTS** Suspect root rot? Yes ☒ No **Exposed roots:** ☐ severe ☐ moderate ☒ lowButtress wounded? Yes ☒ No **Root pruned:** 0 distance from trunk**Restricted root area:** severe moderate ☒ low **Potential for root failure:** severe moderate ☒ low**LEAN** 0 ° deg. from vertical ☐ natural ☐ unnatural ☐ self-correctedDecay in plane of tree: ☐ Yes ☒ No Roots broken: ☐ Yes ☒ No Soil cracking ☐ Yes ☒ NoSoil heaving: ☐ Yes ☒ No Lean severity: ☐ severe ☐ moderate ☒ low

4	33"	26" est.	See Photos M and N. This tree was located at a rather steep incline/drop-off and structural stability may have been an issue in future years. See Photo "M" There were some <u>minor structural irregularities</u> at the base of the trunk as seen in Photo "N" but it is not possible to determine how much the structural integrity of the trunk was compromised. This tree's root system was important for erosion prevention, and its decline could have adverse effects on the relatively steep slope. Photos C, E, F, and H
5	25"	19	See Photos E, F, H, and Q Both of the trunks of #5 and #6 were present on the site Photos E, F, and H. There were no major structural issues with these two trees. This tree's root system was important for erosion prevention, and its decline could have adverse effects on the relatively steep slope. Photos C, E, F, and H
6	23"	18	See Photos E, F, H, and Q See notes above for Tree #5

Recommendations: It is important that appropriate vegetation (trees, shrubs, and ground cover) be planted to prevent potential erosion. A tree/vegetation plan by a qualified professional should be considered.

Retaining systems (retaining walls) may be required to ensure stability of the bank.

Inspection by a qualified professional is recommended every two years after installation of the new plantings for the next four years (two assessments). If a major retaining wall system is installed, then such inspections may not be necessary.

